



TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Stanley Carey, Chairman
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, January 21, 2021 *AMENDED January 21, 2021*

The Planning Board may add or remove applications from the agenda upon its discretion, without further notice. The order in which applications appear on the agenda may be changed at the discretion by the Planning Board. The Planning Board's agendas may be viewed on the Town's Website, <http://www.townofriverheadny.gov>

PUBLIC NOTICE TOWN OF RIVERHEAD PLANNING BOARD

In response to restrictions and concerns relative to the Coronavirus (COVID-19) emergency: NOTICE is hereby given that the Thursday, January 21, 2021 3:00 PM scheduled Planning Board meeting will be held using a phone-conferencing platform pursuant to Governor Cuomo's Executive Order 202.1 regarding the "Open Meetings Law", authorizing public meetings to be held remotely by conference call or similar service provided that the public has the ability to view or listen to such proceedings. Members of the public may listen to the meeting live by tuning into local channel 22. The meeting agenda and applications will be posted online and anyone with questions or comments may address the board during the meeting by accessing the conferencing link or dial-in information attached to the agenda. (See below.) **Please note that no members of the public may enter the Town Board room; all comments/questions must be addressed via Zoom.** The meeting will be recorded and later transcribed. Minutes will be produced.

****3:00 PM MEETING****

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

1. 1535 Route 58, LLC – Discussion of a site plan application from 1535 Route 58, LLC seeking to demolish a single-family residence and barn in order to construct a 3,809 sq. ft. automated car wash with a 240 sq. ft. control office with a bathroom facility and other associated improvements located at the southeast corner of the intersection of Pulaski Street and Old Country Road (CR 58) located at 1418 Pulaski Street, Riverhead, NY and identified as SCTM #0600-101-2-12.6 on a 62,622 sq. ft. (1.437 acre) parcel in the Business Center (BC) Zoning District. The car wash has obtained Special Permit approval by the Town of Riverhead Town Board (Jefferson V. Murphree, AICP)

2. 1792 Middle Road aka Breezy Hill Group IV, LLC – Review and discussion of a Draft Environmental Impact Statement submitted in connection with a SEQRA Positive Declaration issued on a site plan application for Breezy Hill Group IV, LLC to establish an asphalt and concrete crushing and screening facility at a 6.683 acre parcel located at 1792 Middle Road, Calverton within the Industrial A (Ind A) zoning use district, with said parcel more particularly described as SCTM No. 600-100-2-4.2. Comments received at the public scoping session will be considered and incorporated into a Final Scoping Document which will be used as a guiding document for the preparation of a Draft Environmental Impact Statement (DEIS) which will assess and demonstrate how significant negative environmental impacts will be mitigated by the applicant. (Greg Bergman/Jeffrey Seeman)

3. East End Country Kitchens – Discussion of a final site plan application seeking approval to construct a 5,760 sq. ft. single story warehouse building, as well as perform parking, lighting, sanitary, stormwater management, and landscaping improvements on a 1.684 acre parcel of land located at 121 Edwards Ave., Calverton, NY, with said parcel being more particularly described as SCTM No. 600-137-1-11 and being located within the Industrial C (Ind C) zoning use district. (Greg Bergman)

4. LiDL Riverhead – Discussion of a site plan application seeking approval to renovate and repurpose a vacant retail space located at 1151 Old Country Road in Riverhead, previously occupied by retailer Toys“R”Us. The application proposes remodeling of the existing 35,167 sq. ft. building into a grocery store. Proposed actions include facade upgrades, the installation of a grease trap to be tied into existing sanitary sewer, replacement of a portion of the parking lot with heavy duty asphalt, and other related site improvements including lighting and landscaping upgrades. (Brian Cunningham)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2021-006 East End Country Kitchens – Resolution granting final approval for a site plan application seeking approval to construct a 5,760 sq. ft. single story warehouse building, as well as perform parking, lighting, sanitary, stormwater management, and landscaping improvements on a 1.684 acre parcel of land located at 121 Edwards Ave., Calverton, NY, with said parcel being more particularly described as SCTM No. 600-137-1-11 and being located within the Industrial C (Ind C) zoning use district. (Greg Bergman)

2. Resolution No. 2021-007 LiDL Riverhead – Resolution granting administrative approval for a site plan application seeking approval to renovate and repurpose a vacant retail space located at 1151 Old Country Road in Riverhead, previously occupied by retailer Toys“R”Us. The application proposes remodeling of the existing 35,167 sq. ft. building into a grocery store. Proposed actions include facade upgrades, the installation of a grease trap to be tied into existing sanitary sewer, replacement of a portion of the parking lot with heavy duty asphalt, and other related site improvements including lighting and landscaping upgrades. (Brian Cunningham)

3. Resolution No. 2021-008 Mary Ellen Real Estate, LLC – Resolution amending the conditions of approval contained within Planning Board Resolution No. 2021-002, dated January 7, 2021, which

granted final site plan approval for a site plan application seeking approval to demolish an existing building used as an office for truck sales and other existing on-site improvements, and to construct a new 31,146 sq. ft., 2-story car dealership building and related site improvements on a 170,673 sq. ft. (3.91 acre) parcel of land located at 1716 Old Country Road, Riverhead, NY, with said parcel located in the Business Center (BC) and Destination Retail Center (DRC) zoning use district, and being more particularly described as SCTM No. 600-101-1-10.21

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

January 7, 2021

OTHER BUSINESS

CORRESPONDENCE

NEXT MEETING DATE

Thursday, February 4, 2021 at 7:00 pm

TO COMMENT OR ASK QUESTIONS DURING THIS PLANNING BOARD MEETING, PLEASE REFER TO THE INFORMATION BELOW:

To join via the Zoom Video Conferencing Application, click on the link below or copy and paste the link into your internet browser. If you do not already have the Zoom application installed, you will be asked to download and run the program prior to accessing the meeting.

Join via Computer, Tablet, or Mobile Device

Join Zoom Meeting

<https://us02web.zoom.us/j/87404042973?pwd=YXBLMWUwd2lyY2t0THBnTkJUNml3dz09>

Meeting ID: 874 0404 2973
Passcode: 731852

To comment via telephone, refer to the appropriate dial-in number below associated with your location. You will be prompted to enter the meeting ID and password.

One Tap Mobile

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Meeting ID: 874 0404 2973
Passcode: 731852

Please note that as you enter the meeting, you will be placed in a virtual “waiting room” until the host opens the hearing for public comments.